

167.0

0002

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
747,300 / 747,300  
747,300 / 747,300  
747,300 / 747,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		FLORENCE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	CENTRELLA FIDELE S-ETAL
Owner 2:	CENTRELLA DOROTHY M
Owner 3:	

Street 1: 45 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 9,770 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 2120 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9770		Sq. Ft.	Site		0	70.	0.73	8									499,172						499,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9770.000	246,700	1,400	499,200	747,300		110374
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	110374
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:55:49
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
08/09/18	10:14:18
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,800	1400	9,770.	499,200	747,400	747,400	Year End Roll	12/18/2019
2019	101	FV	205,400	1400	9,770.	499,200	706,000	706,000	Year End Roll	1/3/2019
2018	101	FV	225,800	1400	9,770.	442,100	669,300	669,300	Year End Roll	12/20/2017
2017	101	FV	225,800	1400	9,770.	370,800	598,000	598,000	Year End Roll	1/3/2017
2016	101	FV	225,800	1400	9,770.	370,800	598,000	598,000	Year End	1/4/2016
2015	101	FV	211,600	1400	9,770.	320,900	533,900	533,900	Year End Roll	12/11/2014
2014	101	FV	211,600	1400	9,770.	310,200	523,200	523,200	Year End Roll	12/16/2013
2013	101	FV	211,600	1400	9,770.	295,200	508,200	508,200		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16788-2		2/1/1986		99	No	No	F	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2006	837	Re-Roof	7,000	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	355	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
1/1/1992		PS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																																
Type: 5	- Cape			Full Bath: 1	Rating: Average			646-3580.																																																																																																																				
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																																																																																																																							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																							
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																																																							
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																																																																																																																							
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																																							
Sec Wall:				OthrFix:	Rating:																																																																																																																							
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																																																																																																																								
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units: 1																																																																																																																				
Color: WHITE				A Kits:	Rating:			Level   FY LR DR D K FR RR BR FB HB L O																																																																																																																				
View / Desir:				Fpl: 1	Rating: Average			Other																																																																																																																				
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																																																																																																																				
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2																																																																																																																				
Year Blt: 1948		Eff Yr Blt:		Location:				Lvl 1																																																																																																																				
Alt LUC:		Alt %:		Total Units:				Lower																																																																																																																				
Jurisdct:		Fact: .		Floor:				Totals				RMs: 7	BRs: 4	Baths: 1	HB: 1																																																																																																													
Const Mod:				% Own:																																																																																																																								
Lump Sum Adj:				Name:																																																																																																																								
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																																																
Avg Ht/FL: STD				Phys Cond: AV	- Average			31.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																														
Prim Int Wall: 2 - Plaster				Functional:					%	Interior:	1	7	4	M																																																																																																														
Sec Int Wall:				Economic:					%	Additions:																																																																																																																		
Partition: T - Typical				Special:					%	Kitchen:																																																																																																																		
Prim Floors: 4 - Carpet				Override:					%	Baths:																																																																																																																		
Sec Floors: 3 - Hardwood				Total:	31 %					Plumbing:																																																																																																																		
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>						Electric:																																																																																																																		
Subfloor:				Basic \$ / SQ: 105.00						Heating:																																																																																																																		
Bsmnt Gar:				Size Adj.: 1.25851917						General:																																																																																																																		
Electric: 3 - Typical				Const Adj.: 0.98304033																																																																																																																								
Insulation: 2 - Typical				Adj \$ / SQ: 129.903																																																																																																																								
Int vs Ext: S				Other Features: 75000																																																																																																																								
Heat Fuel: 2 - Gas				Grade Factor: 1.00																																																																																																																								
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																																																																																																																								
# Heat Sys: 1				NBHD Mod:																																																																																																																								
% Heated: 100				LUC Factor: 1.00																																																																																																																								
Solar HW: NO	Central Vac: NO			Adj Total: 357485																																																																																																																								
% Com Wall	% Sprinkled:			Depreciation: 110820						Juris. Factor:		Before Depr:	129.90																																																																																																															
				Depreciated Total: 246665						Special Features:	0	Val/Su Net:	78.00																																																																																																															
										Final Total:	246700	Val/Su SzAd:	142.97																																																																																																															
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:																																																																																																												
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A2	WOOD SHD	D	Y	1	14X32	A	FR	1960	6.45	T	50	101			1,400		1,400																																																																																																											
More: N	Total Yard Items:	1,400		Total Special Features:					Total:			1,400																																																																																																																
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